

* the division of a tract in single ownership whose entire area is no greater than 2 acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards contained herein.

- Dedication - A gift, by the owner, of his property to another party without any consideration being given for the transfer. The dedication is made by written instrument and is completed with an acceptance.
- Reservation - Reservation of land does not involve any transfer of property rights. It constitutes an obligation to keep property free from development for a stated period of time.

Roadway Design Standards

The design of all roads within a planning area shall be in accordance with the accepted policies of the North Carolina Department of Transportation, Division of Highways, as taken or modified from the American Association of State Highway & Transportation Officials (AASHTO) manuals.

The provision of right-of-way for roads shall conform and meet the recommendations of the thoroughfare plan, as adopted by the municipality or county. The proposed street layout shall be coordinated with the existing street system of the surrounding area. Normally, the proposed streets should be the extension of existing streets if possible.

Right-of-Way Widths

Right-of-way (ROW) widths shall not be less than the following and shall apply except in those cases where ROW requirements have been specifically set out in the thoroughfare plan.

The subdivider will only be required to dedicate a maximum of 100 feet of ROW. In cases where over 100 feet of right-of-way is desired, the subdivider will be required only to reserve the amount in excess of 100 feet. In all cases in which ROW is sought for a fully controlled access facility, the subdivider will only be required to make a reservation. It is strongly recommended that subdivisions provide access to properties from internal streets, and that direct property access to major thoroughfares, principle and minor arterials, and major collectors be avoided. Direct property access to minor thoroughfares is also undesirable.

A partial width ROW, not less than 60 feet, may be dedicated when adjoining undeveloped property is owned or controlled by the subdivider. This is provided that the width of a partial dedication is such as to permit the installation of such facilities as may be necessary to serve abutting lots. When the said adjoining property is sub-divided, the remainder of the full required right-of-way shall be dedicated.